

PREPARED BY AND RETURN TO:
TAYLOR, JONES, ALEXANDER, SORRELL & McFALL, LTD.-DE SOTO CO.
P. O. BOX 188, SOUTHAVEN, MS 38671
(601) 342-1300

AUG 3 4 31 PM '95

WILLIAM R. NICHOLS
GRANTOR

BK 288 PG 736
W.E. DAVIS CH. CLK.

WARRANTY

TO

By: *Wm. Taylor D.C.*

DEED

JULIE N. DIXON
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, WILLIAM R. NICHOLS, do hereby sell, convey, and warrant unto JULIE N. DIXON the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

6.06 ACRES (264,185.2 S.F.) being part of the Northwest and Southwest Quarters of the Northwest Quarter of Section 1, Township 2 South, Range 9 West, DeSoto County, Mississippi and described as follows:

COMMENCING at the Northwest corner of Section 1, Township 2 South, Range 9 West. Said point being marked by a PK Nail at the intersection of Nail and Poplar Corner Roads. Thence along the West line of said Section 1 and Poplar Corner Road the following calls: Thence S 01 deg. 53 min. 09 sec. E-654.56 ft. S 04 deg. 06 min 19 sec. E-316.94 ft., S 01 deg. 30 min. 39 sec. E-108.3 ft. to a point in Poplar Corner and the Point of Beginning at the Northwest corner of said 6.06 acre lot (point marked by a 3/8" rebar set 53 ft. East on line). Thence N 87 deg. 18 min. 50 sec. E-553.66 ft. to a 3/8" rebar on the West side of a fence. Thence S 01 deg. 34 min. 55 sec. E-476.98 ft. to a point in a creek (3/8" rebar set 20 ft. West on line). Thence S 87 deg. 18 min. 50 Sec. W-554.26 ft. along the South side of a fence line to a point in Poplar Corner Road (3/8" rebar set 53 ft. East on line). Thence N 01 deg. 30 min. 39 sec. W-477.0 ft. to the Point of Beginning. This property according to FIA map no. 280033C0020D is in a Zone X flood hazard zone.

BY WAY OF EXPLANATION: The above property is part of the same property conveyed to William R. Nichols and wife, Clarice S. Nichols by Warranty Deeds of record in Book 67, Page 427 and Book 67, Page 525 in the Chancery Clerk's Office of DeSoto County, Mississippi. William R. Nichols conveys his interest a sole survivor of Clarice S. Nichols who passed away on or about August 15, 1993.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1995 are to be paid by the Grantee, and possession is to be given on delivery of this deed.

WITNESS my signature(s), this the 12 day of July, 1995.

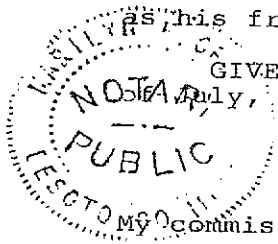
William R. Nichols
WILLIAM R. NICHOLS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named WILLIAM R. NICHOLS who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, 1995.



Marlene A. Chalk
Notary Public

My commission expires:

My Commission Expires Sept. 7, 1996

PROPERTY ADDRESS: VACANT PROPERTY

Grantors Address:

5251 Hwy 61 S.Memphis TN 38109Res# 901-785-2101Bus# 901-785-2101

Grantees Address:

5249 Hwy 61 S.Memphis TN 38109Res# 901-789-0844Bus# 901-789-0844